



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

January 4, 2022

Commissioners Present: John Amodeo, Fabian D'Souza, John Freeman, and Catherine Hunt

Commissioners Absent: Diana Parcon

Staff Present: Gabriela Amore, Preservation Planner; Kira Torrieri, Preservation Assistant

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

5:30 PM: Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Design Review application.

DESIGN REVIEW

APP # 22.0631 SE

TIME: 5:36 PM

ADDRESS: 89 WALTHAM STREET #5

Applicant: Bonnie Yue

Proposed Work: Replace window that was replaced without approval with a one-over-one double hung wood window

Project Representatives: Bonnie Yue was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: Commission members discussed the benefits of a 2-over-2 window as opposed to a 6-over-6.

Public Comment: Susan Samoiloff, a trustee of the Condominium Association voiced opposition to the proposed one-over-one window and recommended a six-over-six instead.



F. D'Souza motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).

- **The applicant must use a 2-over-2 new construction window and remand details to staff.**

APP # 22.0498 SE

TIME: 5:59 PM

ADDRESS: 613 MASSACHUSETTS AVENUE

Applicant: Mark Little

Proposed Work: Replace wood decking with composite material. Install poles and catenary lights at roof deck.

Project Representative: Jared McGorgan was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: Commission members discussed the visibility of the proposed poles and catenary lights and the lack of dimensions and shop drawings provided.

Public Comment: There was no public comment.

J. Freeman motioned to deny the application without prejudice. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).

APP # 22.0601 SE

TIME: 6:12 PM

ADDRESS: 76 CHANDLER STREET

Applicant:

Proposed Work: Remove non-historic wood and vinyl windows, and storm windows, at the garden, 1st, 2nd, 3rd levels. Install two-over-two, double- Page 2 of 3 hung aluminum-clad over wood windows painted black to match. Remove the white rear patio door and storm door, and install aluminum-clad over wood door and hinged screen painted black to match.

Project Representatives: Daryl Henne was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commission discussed the visibility of the transoms and the proposed cladding.

Public Comment: There was no public comment.



J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).

- **The applicant must remand final details, specifically the cladding, to staff**

APP # 22.0675 SE

TIME: 6:31 PM

ADDRESS: 553 SHAWMUT AVENUE

Applicant: Mike Morton

Proposed Work: Remove non-historic wood and vinyl windows, and storm windows, at the garden, 1st, 2nd, 3rd levels. Install two-over-two, double- Page 2 of 3 hung aluminum-clad over wood windows painted black to match. Remove the white rear patio door and storm door, and install aluminum-clad over wood door and hinged screen painted black to match.

Project Representative: Mike Morton was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the existing transom and the proposed hardware for the door.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application as submitted. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).

APP # 22.0678 SE

TIME: 6:41 PM

ADDRESS: 551 TREMONT STREET

Applicant: Russell Ralmer

Proposed Work: Swap (2) BTS equipment cabinets, remove (12) coax cables, Add (9) Remote radio units, Add (3) panel Antennas, Swap (3) panel Antennas, swap (3) Hybrid cables.

Project Representative: Russell Palmer was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the visibility and size of the proposed equipment.

Public Comment: There was no public comment.



J. Freeman motioned to continue the application. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).

APP # 22.0706 SE

TIME: 7:18 PM

ADDRESS: 1525 WASHINGTON STREET

Applicant: Stephanie Morrison

Proposed Work: Remove and replace non-historic door, shift location of existing pilaster, and match paneling in center bay to entire ground level façade.

Project Representative: Stephanie Morrison was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the scope of work, the granite foundation, and concerns about moving the pilaster.

Public Comment: There was no public comment.

J. Freeman motioned to remand the application to a subcommittee of J. Freeman and J. Amodeo. F. D'Souza seconded the motion. The vote was 3-0-1 (Y: JA, FD, JF) (N: None) (Abs: CH).

APP # 22.0665 SE

TIME: 7:31 PM

ADDRESS: CLARENDON STREET AT COLUMBUS AVENUE

Applicant: William Huang

Proposed Work: Construct a curb extension at the northeast corner of the Clarendon Street and Columbus Avenue intersection.

Project Representatives: William Huang was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the granite curbing.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application as submitted provided the applicant supply confirmation of the grant curbing. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, FD, CH, JF) (N: None) (Abs: None).



APP # 22.0657 SE

TIME: 7:44 PM

ADDRESS: 1200 WASHINGTON STREET

Applicant: Jianshu Dong

Proposed Work: Install privacy screen and shade pavilion at roof.

Project Representatives: Jianshu Dong was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the visibility of the proposed pavilion.

Public Comment: A Co-Resident of 1200 Washington Street voiced support for the application.

C. Hunt motioned to approve the application as submitted. F. D’Souza seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

ADVISORY REVIEW

65-79 Wareham Street and 52-56 Plympton Street:

TIME

Proposed work: Demolish two existing buildings on Plympton Street, preserve facades of existing buildings along Wareham Street and redevelop the site to include an increase in height of an additional 4 stories.

Project Representatives: Peter Spellios, William Young, John Sullivan and Dave Wilkinson.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the significance of the properties, setting the penthouse further back, and making the Plympton Street elevations pedestrian friendly. They also asked for renderings showing the context of the project in the neighborhood.

Public Comment: Bonnie Gossels, owner of 535 Albany expressed concerns about the impact the project will have on her building including blocking the existing rooftop solar array, blocking the loading docks, and damaging the party wall.

ADMINISTRATIVE REVIEW/ APPROVAL

F. D’Souza motioned to approve the Administrative Review/Approval applications. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).



City of Boston
Environment



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Mayor Michelle Wu

RATIFICATION OF HEARING MINUTES

F. D'Souza motioned to approve the 12/7/2021 hearing minutes. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

Adjourn – 9:45pm